



RFQ 27-17

REQUEST FOR QUALIFICATIONS – CONSTRUCTION MANAGEMENT
SERVICES FOR a New Mental and Maternal-Infant Healthcare Simulation Building

Arkansas State University – in accordance with the policies of the Board of Trustees, is soliciting responses from qualified Construction Management firms for the construction of a New Mental and Maternal-Infant Healthcare Simulation Building.

Project Description

The project will be located on the Arkansas State University campus in Jonesboro, AR. The scope of the project is the creation of a new, stand-alone structure with associated utility and site work required to achieve a fully functional and accessible facility. The roughly 13,000 square foot facility will be one-story, and the proposed location is an existing parking lot.

The estimated cost of construction is 7 million dollars, with an anticipated construction starting May 3, 2027, and completed by June 30, 2028.

Submission

The deadline for responses is 4:00 PM CST on Tuesday, October 23, 2026. Respondents will provide seven (7) published copies and an electronic copy (PDF format, less than 20mb required file size) to: Mark Overturf, Director of Planning, Design and Construction Arkansas State University

2713 Pawnee Street

Jonesboro, AR 72401

Email: mooverturf@astate.edu Phone: (870) 680-4701

Professional Services Required

The project committee will be comprised ASU-Jonesboro Facilities Management personnel and members of the Nursing faculty. Construction Manager will work with representatives of this team, Facilities Management Planning Design and Construction, and with the selected Design Professionals for principal responsibility of:

- Participate in program design meetings, providing input as needed
- Preconstruction services of construction and project cost estimating / pricing at Schematic Design, Design Development, and 90% Construction Documents.
All cost estimates / costing is expected 1-week post-delivery of architectural team documents. The project schedule will therefore require very close communications / coordination with the owners and design team to ensure timely and accurate estimates / costs.
- Provide input on project scope phasing to ensure schedule objectives are achieved.
- Provide Value Alternatives / Value Engineering in timely fashion to ensure project budget objectives are achieved / maintained. CM is responsible for alternative products / materials and construction methods.
- Input for early construction packages to expedite project delivery (for example, demolition, early



framing).

- Procurement and delivery of construction scope as defined by project drawings, specifications, and other related scope documents.

NOTE: To ensure contract budget control, the Construction Management firm will be expected to provide a budget upon the finalized and owner agreed upon Design Development scope and a GMP upon delivery of the Construction Documents.

- Construction Phase:

Manage the project management of all phases of construction and best construction practices.

Safety and security of the site a priority imperative.

Project superintendent or assistant superintendent will be required on site all times construction activities are occurring.

Provide frequent schedule and project reports. Weekly reports are the minimum, but some critical periods may require more frequent submissions.

Follow the requirements of defined processes for project execution, shop drawings, submittals, Request for Information, Change Order Request, Change Order execution, payment applications, and other best practices for capital projects.

Statement of Qualifications Format and Content

The selection committee will review Statements of Qualifications. To aide committee review of competing resumes, SOQ documents should be structured in the following order and content:

1. Firm Base Information

- a. Name and address of firm
- b. Primary contact telephone numbers and email addresses
- c. Web page address, and any social media addresses

2. Brief History of Firm

- a. Size of firm (staff numbers)
- b. Number of years in business
- c. Organization chart of firm

3. CM Team Background

- a. Primary Team Members
 - i. Principle In Charge
 - ii. Director of Construction Services
 - iii. Director of Preconstruction Services
 - iv. Project Estimator
 - v. Project Manager
 - vi. Superintendent
 - vii. Assistant Superintendent
 - viii. Other

- b. Resumes of Team Members

4. Examples of Pre-construction Services for analogous / similar expedited schedule projects

5. Representative Projects / Project Experience– List a minimum of five (5) projects completed by



your firm that best represents a similar scope, budget, program and complexity. Projects should be new construction. For each project, include:

- a. Name and Location
- b. Owner Representative name and contact information
- c. Project Description (include any unique aspects)
- d. Photographs
- e. Total Square Footage
- f. Project Schedule
- i. List initial program or Conceptual Design Date
- ii. List the Substantial Completion Date
- g. Cost Effective Design
- i. Initial Budget
- ii. Bid Amount
- iii. Final Construction Cost
- iv. List any changes in scope if applicable
- h. Cost per Square Foot
- i. Construction only – excluding site cost
- ii. Total cost, including FFE and all soft cost
6. Proof of Arkansas Contractors License
7. Proof of current professional liability insurance coverage (\$1,000,000 minimum required, more may be required upon project execution)
8. Bonding Capacity
9. Disclosure Forms

Selection Criteria and Process

The selection committee will review Statement of Qualifications documents and grade upon the following point criteria. The highest scored firms will be notified for interview by 5:00 pm Thursday, October 29, 2026. Unsuccessful firms will be notified on the same day via email. Interviews for firms will be scheduled on the earliest possible date. Interview format will be communicated prior to interview date.

RFQ RANKING CRITERIA WEIGHT

1. Prior and quantity similar project scope experience 20 pts
 2. Demonstration of similar projects of aggressive schedule 20 pts
 3. Staff resources, experience, and team qualifications 20 pts
 4. Demonstration of project cost containment, including preconstruction services cost estimates compared to project GMP 20 pts
 5. Demonstration of leading a project on a confined college campus 20 pts
 6. Demonstration of quality construction on similar projects 15 pts
 7. Other factors – Use of construction management technology, other 10 pts
- TOTAL 125 pts



Project Special Requirements and Schedule

ASU-Jonesboro will utilize construction procurement delivery method of construction manager (CM) with agreed guaranteed maximum price. The use of a CM will afford constructability input, pricing, and scheduling of advance work scope at all design stages. The design team and CM should be advised the following project schedule is reflective of imperative milestone dates, the most important being the June 30, 2028 substantial completion.

- October 4, 2026 – Advertise Request for Qualifications for Construction Management Services
- October 23, 2026 – RFQ submittal due at 4:00 PM
- Week of November 9-13 – Interviews and CM selection
- March 12, 2027 – Construction Documents provided to selected CM for review
- TBD– Contract execution and notice to proceed issued
- TBD– Mobilization of Contractor
- TBD– All long lead item submittals approved
- June 30, 2028 – Substantial Completion

Campus Tour Availability – Pre and Post RFQ Submission